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**DATE:** January 2, 2002

**CONCLUSION:** The Business Improvement District is in conformance with the Comprehensive Plan and Redevelopment Plan for the area.

**RECOMMENDATION:** In conformance with the Comprehensive Plan.

**HISTORY:** An amendment to the North 27<sup>th</sup> Street Redevelopment Plan to include the demolition of the Old Midas Building was found in conformance with the Comprehensive Plan by the Planning Commission and was approved by the City Council on **August 13, 2001**.

An amendment to the North 27<sup>th</sup> Street Redevelopment Plan to demolish a building called the broom factory on the west side of N 27<sup>th</sup> Street between “X” and “Y” Streets was found in conformance with the Comprehensive Plan by the Planning Commission and was approved by the City Council on **October 16, 2000**.

The North 27<sup>th</sup> Street Redevelopment Plan was found in conformance with the Comprehensive Plan by Planning Commission and was approved by the City Council on **March 16, 1998**.

**ANALYSIS:**

1. Section 19-4024 of the Business Improvement District Act provides that the City Council may create business improvement districts, after review of the Planning Commission.
2. The business improvement district is in conformance with the Comprehensive Plan and with the Redevelopment Plan for the area.
3. The Public Works & Utilities Department has no objection to the creation of a business improvement district.

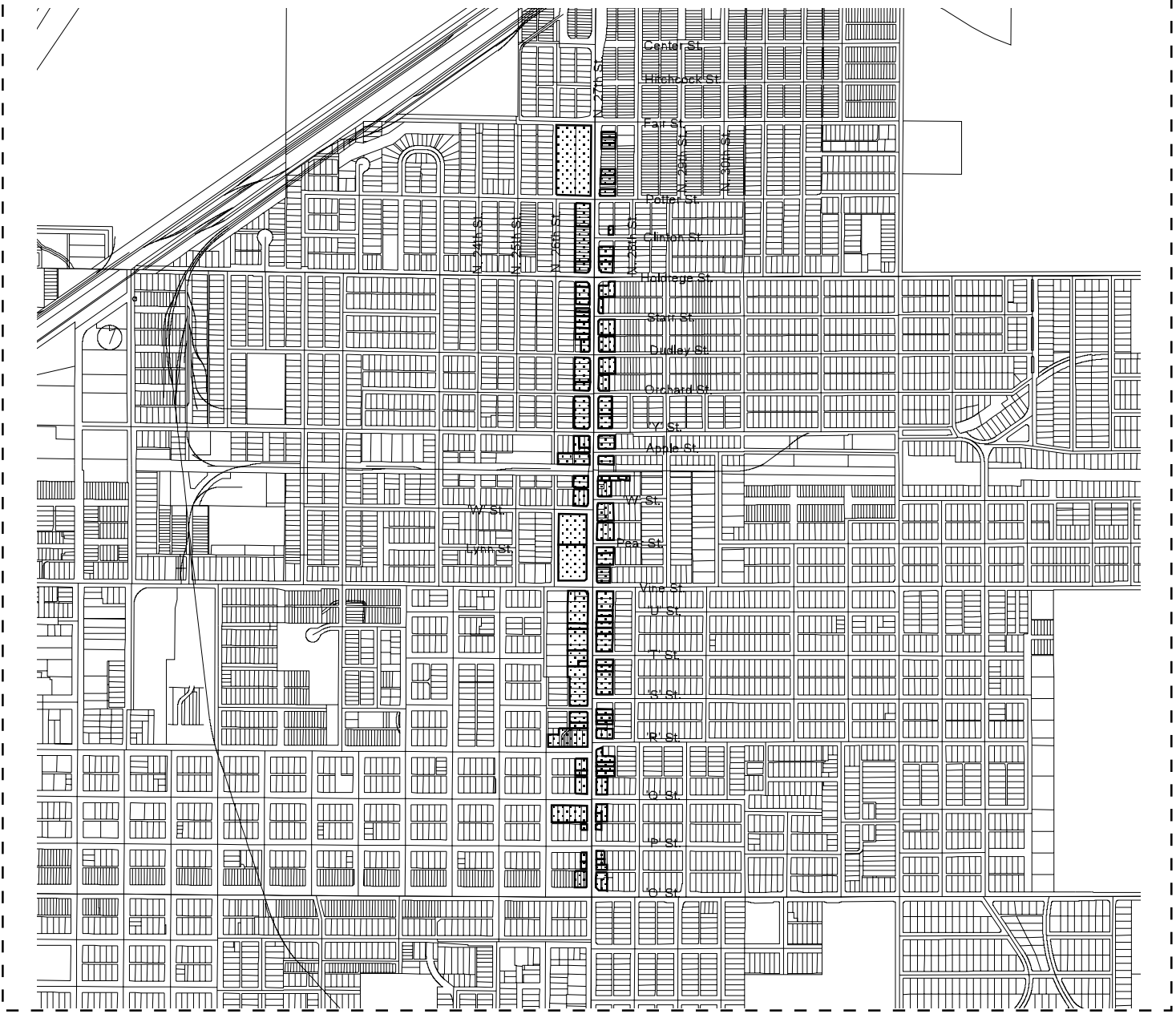
Prepared by:

Becky Horner  
Planner




**Comp. Plan Conformance #01005**  
**N. 27th St. B.I.D.**



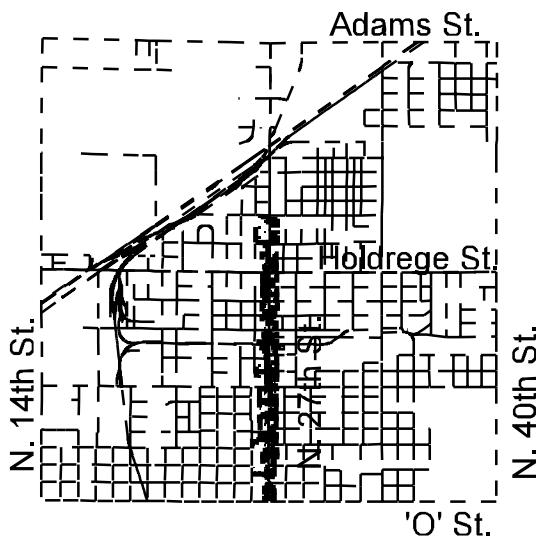
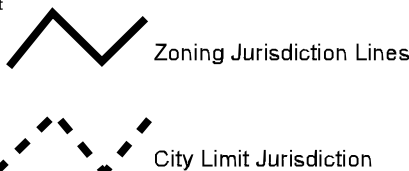


# **Comp. Plan Conformance #01005** **N. 27th St. B.I.D.**

 Areas of Application

Four Square Miles  
 Sec. 13 & 24 T10N R6E  
 18 & 19 T10N R7E

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

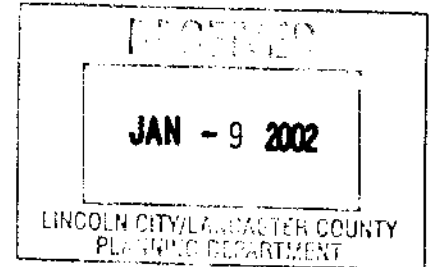


# Lincoln



# Nebraska's Capital City

January 8, 2002



Lincoln-Lancaster County  
Planning Commission  
c/o Planning Department  
555 So. 10<sup>th</sup> Street  
Lincoln, NE 68508

Dear Planning Commission Members:

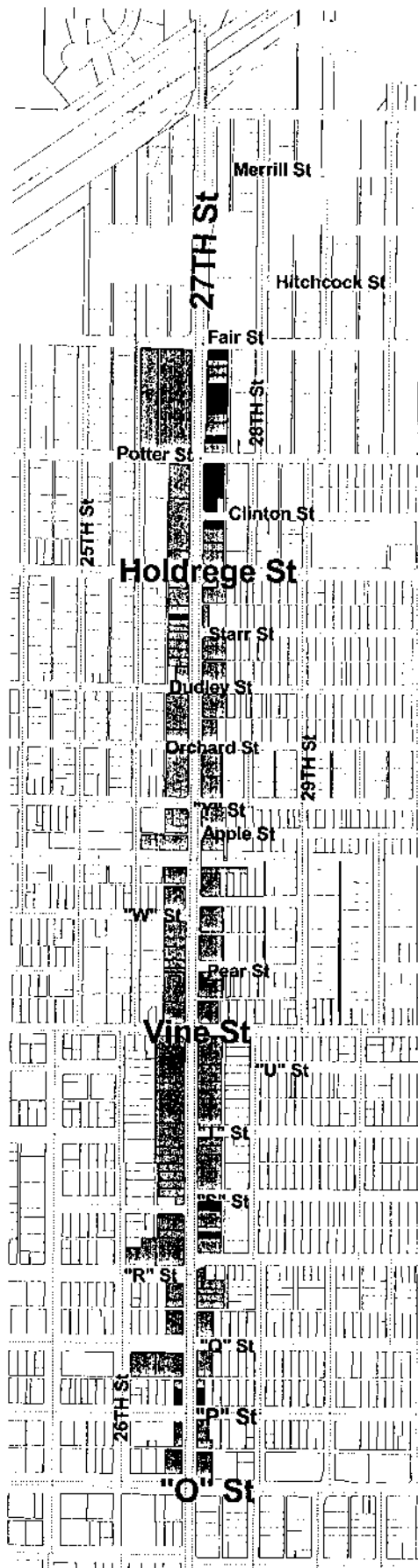
This is to request your approval of the creation of a business improvement district on North 27<sup>th</sup> Street, Fair to "O".

Streetscape improvements are one facet of the overall North 27<sup>th</sup> Street Redevelopment plan, which was reviewed by the Planning Commission, and found to be in compliance with the Comprehensive Plan in February of 1998. The plan was subsequently approved by the City Council on March 16, 1998. The North 27<sup>th</sup> Street Redevelopment Plan included the streetscape project at the time of city review and approval.

Although implementation of the public improvements has been funded with tax increment financing, funding for ongoing maintenance of these improvements will need to be accomplished through assessments under a business improvement district. The North 27<sup>th</sup> Street Business Improvement Board now asks your approval of this request to enable them to continue efforts to improve the area.

Thank you,

Bradd Schmeichel  
Community Development Specialist



**North 27th Street Maintenance  
Business Improvement District (BID)**



Excluded (Owner-Occupied) Single Family



Included in BID


Railroad



# M e m o r a n d u m

JAN - 3 2002

**To:** Becky Horner, Planning

**From:**  Dennis Bartels, Engineering Services

**Subject:** B.I.D.'s for North 48th Street and North 27th Street

**Date:** December 31, 2001

**cc:** Roger Figard  
Nicole Fleck-Tooze  
Virendra Singh  
Jim Visger

Engineering Services has no objection to resolution of intent to create business improvement districts for North 27th Street, 'O' to Fair and for North 48th Street from Colby to Adams.